



July 7, 2010

MINUTES

HUBBARDSTON PLANNING BOARD

Slade Building

Meeting called to order at 6:45 PM.

Members: Vincent K. Ritchie, James Crystoff, Caleb Langer, Peter Carmosino

Guests: List included with agenda

Staff: Lucinda Oates

First Order of Business

Resignation letter read into record from John Harden. John will be moving out of town the eleventh of July and regrettably tendered his resignation from the board.

Motion: Caleb Langer

Second: James Crystoff

Motion to accept resignation from John Harden there was no further discussion motion carried.

Motion: James Crystoff

Second: Caleb Langer

Motion to approve December 3, 2009 minutes with no corrections all in favor motion carried.

Motion: Caleb Langer

Second: James Crystoff

Motion to approve January 6, 2010 minutes with one correction all in favor motion carried.

Motion: Caleb Langer

Second: James Crystoff

Motion to recess regularly scheduled meeting to go into Public Hearing for a modification to a Special Permit applicant for Raymond Peters on Cross Road there was no further discussion motion carried.

Public Hearing notice was read into record.

Pursuant to the provisions of MGL Chapter 40A, Section 9, the Hubbardston Planning Board will hold a public hearing on Wednesday, July 7, 2010 at 7:00 pm, in the town office, Slade Building, to hear public comments on the petition of Raymond J. Peters, 17

Cross Road, Hubbardston, MA. Assessor's Map 2, Parcel No. 46, to modify existing kennel license granted June 24, 2008 to increase number of dogs to sixteen and delete the condition of "no breeding allowed".

Mr. Peters said that at the present time he has ten dogs at the house two dogs are being shown in another state and have been absent from his home for almost a year. Mr. Peters requested that he be allowed to modify his present kennel license to include breeding of his dogs. He also requested an increase in the number of dogs allowed to sixteen to accommodate any puppies that would be born and not adopted out quickly.

Two comments were heard one in favor of the modification and one against. There have been no complaints from abutters since the kennel license was issued in 2008.

Motion: Caleb Langer

Second: James Crystoff

Motion made to close Public Hearing and return to the regularly scheduled Planning Board meeting all in favor motion carried.

Motion: Caleb Langer

Second: Peter Carmosino

Motion made to reconvene to our regularly scheduled Planning Board meeting all in favor motion carried.

Motion: Caleb Langer

Second: James Crystoff

Motion to waive Article 8 (Environmental and Community Impact Analysis) and Article 9 (Site Plan Approval) there was no further discussion all in favor motion carried.

Motion: Caleb Langer

Second: Peter Carmosino

Motion made to approve modification to Special Permit issued June 2008 for a kennel license for Raymond Peters 17 Cross Road with the following modifications:

Delete "no breeding allowed"

Allow up to sixteen (16) dogs

There was no further discussion motion carried.

55 Old Boston Turnpike / Phillips

Cindy Phillips attended the meeting to discuss her Special Permit for a kennel license. At this time she is in violation on the kennel permit issued in December 2009, she stated that she can not comply due to financial hardship. A Public Hearing will be necessary to modify or amend the permit.

Vouchers were signed for Gardner News (public hearing ad) and clerk's wages.

Motion: Caleb Langer

Second: James Crystoff

Motion made to nominate Mark Dymek as Planning Board clerk there was no further discussion all in favor motion carried.

Motion: James Crystoff

Second: Caleb Langer

Motion made to nominate Vincent Ritchie as Chairman of the Planning Board there was no further discussion all in favor motion carried.

Motion: James Crystoff

Second: Caleb Langer

Motion made to adjourn meeting no further discussion meeting closed at 8:10 PM.

Approved: _____ Date: _____